



## COYOTE VALLEY SPECIFIC PLAN

Land Planning/Urban Design Consultants Presentations to Task Force

January 12, 2004

### 1. Composition and Roles of Each Firm in the Team:

**DAHLIN GROUP**-Project Leader and Land Planner, Producer of Specific Plan, Next Gen workplace vision.

**Doug Dahlin**-lead planner, urban designer, task force lead presenter throughout process. **Mark Day**-Dahlin team consultant coordination, Group 1 consultant coordination, and technical advisory committee coordination. **Laurie Fehlberg**-Following the selection of preferred urban design alternative, Laurie will be heading the production of the Specific Plan. **John Thatch and Jim Yee**-Residential and mixed use unit/density typologies and related zoning and design guidelines.

**SAUSEDO COMPANY**-Community Outreach

**Pat Sausedo & Dennis Martin**-Community Outreach events, publications and overall communication's program. Continuous and ongoing stakeholder liaison.

**GATES AND ASSOCIATES**-Landscape Design Guidelines.

**David and Linda Gates**- Landscape design and incorporation of ecological systems including: environmental restoration, aquifer recharge and water quality, retention basin aesthetics, permanent and land holding agricultural use.

**DEVCON CONSTRUCTION, INC.**-Workplace development standards.

**Barry Ludwig & Andrew Giba**-Workplace design and criteria supporting needs of large technology employers. Mixed use design criteria. Overall construction technology and cost implication analysis of urban design, zoning criteria, and design guidelines.

**JAMES K.M. CHENG**-Mid/High-rise opportunities

**James K.M.Cheng, Terrance Mott, William Steinberg**-Mid/High-rise zoning and design guidelines consultation.

**DEVELOPMENT DESIGN GROUP**-Destination retail/mixed use.

**Roy H. Higgs & Michial Alston**-Urban design consultation. Destination retail feasibility, concept design, zoning and design guidelines.

### 2. Relevant Previous Experience:

**DAHLIN GROUP**

- **LARGE SCALE URBAN DESIGN & SPECIFIC PLANS**

**Evergreen Specific Plan:** City of San Jose, Specific Plan, nearing buildout. Multiple properties, owners & stakeholders.

**Silver Creek Valley Country Club:** City of San Jose specific plan zone, built luxury residential project that changed the identity of Southeast San Jose, brought tech executives to area which contributed to tech businesses locating in Edenvale Campus Industrial area. **Rivermark Specific Plan:** Silicon Valley, Specific Plan, dense family housing, Phase 1 built out.

**Alameda Point:** Former Alameda Naval Air Station redevelopment, mixed use, dense family housing, mixed use and adaptive reuse, brownfield cleanup, adjacent large open space. **Tustin Legacy:** Former Marine Corps Air Station-large regional infill, mixed use.

**Cisco Systems Coyote Valley Campus:** Public outreach media production. **West & North**

**University Villages:** Fort Ord, Marina, Ca.-large regional infill, mixed use, high density and affordable urban family housing. **Hamilton Army Airfield:** Novato, Ca.-648 affordable units. Bay Area's largest mixed for sale and rental

affordable housing community. **Wan An International Golf Community-Chengdu, China:** New community, mixed use with residential densities ranging from single family to High-rise. **Shanghai Fengxian Modern Agricultural Region:** Town

Center planning for new sustainable high-tech agricultural production and food processing R&D and International Exposition region.

- **LOCAL MIXED USE URBAN INFILL**

**Travigne Villas :** Stevens Creek Blvd. Cupertino, Ca.-1.71. acres, 46 residential units, 5,500 s.f. retail, 6,000 s.f. office.

**Cupertino Civic Park:** Cupertino Ca. **Los Gatos Gateway:** Los Gatos, Ca.-166 residential units within mixed-use office/residential project

- **LOCAL HIGH DENSITY RESIDENTIAL**

**Bella Villaggio:** San Jose, Ca.-228 units at 38 units/acre. **Verona Townhouses :** Santa Clara, Ca.-59 affordable for sale townhomes at 32 units/acre built over neighboring affordable housing project surface parking. **Warehouse Residential:** San

Jose, Ca.-66 loft units on 1.67 acres. **One Broadway:** 184 units on 3.9 acres

**SAUSEDO COMPANY**

- **Stakeholder liaison and outreach programs and management for:**

Evergreen Specific Plan, & Evergreen Campus Industrial Park, San Jose, Ca.; Rivermark Specific Plan, Santa Clara, Ca.; Milpitas Midtown Specific Plan; East County Area Plan; 24 hour use policy, San Jose; Workplace Improvement Program, Sunnyvale; Community/stakeholder liaison for site development Sprint PCS wireless Alameda and Contra Counties.



## GATES AND ASSOCIATES LANDSCAPE ARCHITECTS

- Cisco Systems, Coyote Valley Campus; Hamilton Army Airfield; South Livermore Valley Area Plan; Pleasant Hill Downtown Specific Plan; Moffit Fields reuse, Sunnyvale; Evergreen College Tech Center, San Jose; Morgan Hill Ranch mixed use; Redbridge, Tracy, Ca.; Foster City Civic Center Master Plan; San Ramon Community Center & Central Park; Almaden, Central, Blossom Hill, Berryessa, and Tully Library Landscapes, San Jose, Ca.; Santa Clara Community Center; Mountain View Community Center; Saratoga Library; Walnut Creek trails, revitalization and urban design plans; Los Altos Urban Design Plan; Pleasant Hill BART Area Design Guides; Santa Cruz Eastside Business District Design Study.

## DEVCON CONSTRUCTION

- More than 6.5 million sf built for **Cisco Systems** including Tasman light rail transit oriented workplace planning and construction; Coyote Valley Campus Plan for Cisco Systems; **Franklin Templeton Bay Meadows Campus**, San Mateo - 600,000 sf in 2-4 story buildings with subterranean parking; **McCarthy Ranch Marketplace**, Milpitas, Ca. - 412,000 sf mixed use retail/restaurant project including big box retail, multi tenant retail and freestanding restaurants; **Cupertino Civic Park**, Cupertino.

## JAMES K.M. CHENG, ARCHITECTS

- Various mid and high-rise residential projects in the Vancouver Area

## DEVELOPMENT DESIGN GROUP

- Mixed use and destination entertainment/dining/retail, including:  
**Newport on the Levee**, Newport, Kentucky - Destination entertainment/dining/retail. **Westgate Town Center**, Glendale, Arizona - Mixed use residential/office/Destination entertainment/dining/retail. **The Zone @ Rosebank**, Johannesburg, RSA - Destination entertainment center. **Expo X-plore**, Durban, RSA - Extreme sport themed youth oriented sports/entertainment/retail. **Atlantic Station**, Atlanta, Georgia - mixed use 3,000,000 sf retail, office, residential. **Easton Town Center**, Columbus, Ohio - mixed use town center. **CocoWalk**, Miami, Florida - the first themed urban retail-entertainment center in U.S.A. **Akmerkez Etiler**, Istanbul, Turkey - urban mixed use, retail base with three office/residential towers. **Kentlands Retail Development**, Gaithersburg, Maryland - Retail/town square component of Kentlands, one of the first neo-traditional/new urbanist developments designed by Andres Duany and Elizabeth Plater-Zyberk. **Dreamland Master Plan**, Cairo, Egypt - 2100 acre master planned communities housing 100,000 residents and including recreational, retail, entertainment, office, R&D, and resort environments.

### 3. Approach to preparing Coyote Valley Specific Plan:

- **LAND: Coyote/Fisher Creek Hydrology:** Retention and biofiltration of runoff, aquifer recharge, riparian habitat enhancement and their related aesthetics and human enjoyment will be a key environmental theme of CVSP. **Agricultural past & present:** Maintain design link to agricultural past; develop integrated and interim agricultural uses within North and Central Coyote; preserve permanent agricultural uses in South Coyote; consider agricultural/food production R&D as part of CVSP. **Enhanced and sustainable ecology:** Shift environmental approach from impact identification and mitigation to a celebration of an enhanced and sustainable urban ecosystem; **Stewardship:** Celebrate environmental stewardship as a central "Lifestyle/marketing" message to new businesses/residents.
- **VISION: New urban district:** Incorporate both urban density and urban family lifestyle amenities and cultural opportunities. **Pedestrian/Transit oriented:** Integrate both Caltrain heavy rail and VTA light rail with creative internal transit systems (elevated electronic controlled micro transit, buses, cell/gps linked taxi fleet), pedestrian routes for both purpose and recreational walking, CV, like Davis, is flat and perfect for bicycle use as a meaningful alternative to the automobile. **Integrated live/work/play:** Much finer grained mix of residential and workplace than current zoning. Allow for integrated urban office, live work, rail fronting industrial, as well as high-tech campus environments. Exciting mixed-use entertainment/cultural/dining/retail urban core is crucial to urban life quality. **Next Gen workplace:** Open source, collaborative, smaller units, creative synthesis, competitive education, and global marketing/competing/collaborating. **New model for California:** CVSP is big enough and bold enough to replace California's sprawl model for accommodating future population growth.
- **COMMUNITY: Past inhabitants:** respect historic cultural and archaeological resources; celebrate their history through appropriate community identity opportunities. **Present stakeholders:** Provide ongoing liaison and a clear and fair cost burden/compensation allocation format for all Landowners; Coordinate and provide detailed and accessible (limited access website) technical information for all Informed and committed stakeholders (Task Force, Technical Advisory Committee, City of San Jose Mayor and Council members, all San Jose Planning Staff, City of Morgan Hill, Morgan Hill Unified School District, etc.). Provide informational materials for informed and committed stakeholders to share with their own constituents. Provide informational events, public access website, and "e-mailing list" notification and invitation to meetings for informed casual stakeholders (neighbors, other Santa Clara Co. special interest and business groups, some San Jose residents, some potential future residents and employers). Starting early, provide mass media informational pieces about the CVSP vision (i.e.: Sunday supplement). **Future stakeholders:** Provide fair triggers, phasing, zoning criteria, design guidelines and community self-governance structure that anticipates a very strong and active CVSP resident population that expects significant voice in CVSP evolution as soon as 20% buildout (5000 residences and 10,000 jobs).
- **NUMBERS:** General Plan and CVSP vision statement set goal of: 25,000 (min) homes, regional export jobs for 50,000 (min). From here flow a sea of numbers including: residential densities and related typologies; workplace Floor Area Ratios (FAR's); school site requirements; libraries; police stations; fire stations; social services locations; parks and ball fields; community serving retail areas; impervious surface runoff volumes; water needs, sewer volumes, solid waste volumes, parking criteria, road and intersection sizing, infrastructure sizing and costing, cost sharing formulas, and offsite impacts (to name a few!). Spreadsheet format numbers analysis runs parallel with vision and urban design concepts.

